

REZONING OF PROPERTY CONSISTING OF +/- 7.99 ACRES
LOCATED ON LEWEY DRIVE EAST OF ITS INTERSECTION WITH NC HWY 55, IN THE
COUNTY OF WAKE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON AUGUST 2, 2017

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, August 2, 2017, at 6:30 p.m. The property considered for this potential rezoning totals approximately 7.99 acres, located on Lewey Drive east of at its intersection with NC HWY 55, in the County of Wake, having Wake County Parcel Identification Numbers 0733-76-7775 & 0733-86-0826. This meeting was held in the Town Council Chambers located in the Cary Town Hall at 316 North Academy Street in downtown Cary. A summary of the items discussed at the meeting is attached hereto as **Exhibit A**. Attached hereto as **Exhibit B** is a list of individuals who attended the meeting.

EXHIBIT A

SUMMARY OF DISCUSSION ITEMS

The following concerns were raised at the neighborhood meeting:

- If this rezoning is successful, will there be more rezonings in the area?
 - The applicant explained that it was not aware of any other plans for rezonings in this area and explained that any property owner could ask for a rezoning, regardless of the outcome of this case.
- What is the proposed total number of units?
 - The applicant explained that the proposed zoning conditions limit the total number of units for this project to 64.
- Will the site be accessed via Bright Beginning Way?
 - The applicant explained that it was too early in the process to know for certain where all the access points are, but opined that there will likely be an access off Lewey Drive and NC Hwy 55. Bright Beginning Way is a private road, so access from it is not guaranteed.
- Is this area in the watershed?
 - The applicant explained that the property is within the Jordan lake Watershed, and that part of the rezoning is requesting a Watershed Protection Overlay with the Jordan Lake sub-district.
- How will the buffer along the adjacent residential be installed?
 - It was explained that the required buffer between the project site and the residential area to the east is a 40 foot wide Type A buffer, the most opaque buffer in the LDO. Further, it was explained that it is unlikely that the area east of Bright Beginning Way would be disturbed by the development because that area is not large enough for a lot.
- Why not develop the site under a zoning similar to the adjacent neighborhood?
 - The applicant explained that the subject property is not ideal for a single-family detached neighborhood because it fronts along Highway 55 and access is somewhat limited. Furthermore, it was explained that there is a demand for townhomes in the town of Cary, and there are none available close to this site, which gives this site a competitive advantage for those buyers seeking townhome living in Cary.
- There are problematic intersections in this area already, so how will the traffic from this site be handled?
 - The applicant explained that this development will need to do all of the required road improvements for its access points, but that the project was not large enough to warrant offsite mitigation under the Town's standards.
- Is a connection to the Greenway system possible?
 - The Town Staff indicated that there were no greenways (existing or planned) adjacent to the site.
- How will property values be affected?
 - The applicant explained that it expected the townhomes to sell at a price similar to other townhomes located in other parts of Cary.